



City of Piney Point Village

7660 WOODWAY DR., SUITE 460
HOUSTON, TX 77063

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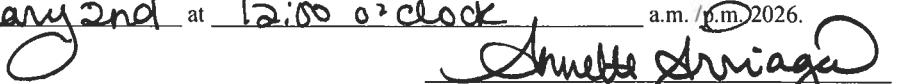
Meeting Location,
7660 Wooday Drive, Suite 460 (4th Floor)
NOTICE OF BOARD OF ADJUSTMENT
Thursday, January 8, 2026, at 6:00 p.m.

THE SUBJECTS OF THE MEETING ARE AS FOLLOWS:

- 1.) CALL TO ORDER:**
- 2.) MEETING MINUTES:** Matters relating to the approval of minutes from October 9th, 2025, regular session, Board of Adjustments meeting.
- 3.) VARIANCE REQUEST NO. 1:** Matters relating to a variance request from the City of Piney Point Village Zoning Ordinance, Chapter 74, Section 244. Regulations. (2) *Side yard*. An **accessory structure** or accessory building not attached to or made part of the main building, may be placed not less than ten feet from a side property line, provided that all such accessory structure or accessory building is within the rear third of the lot. Applicants: John Brian Lovely and Scott Sampson. Property address: 11406 Memorial Drive, Houston, Texas 77024. Variance Request: To leave the accessory structure in the same location, as the project exceeds 50 percent of the cost of improvements and everything on the lot is required to conform. **Variance Request No. 1**, the accessory structure to remain in its current location as they renovate the interior and be 4 ft, 8 inches away from the property line, instead of the required 10 ft.
- 4.) VARIANCE REQUEST NO. 2:** Matters relating to a variance request from the City of Piney Point Village Zoning Ordinance, Chapter 74, Section 245. Supplementary district regulations. (1) *Fences, front yard*. Fences and freestanding fence type walls may be constructed within a required yard if not exceeding three feet in height. However, a fence not exceeding six feet in height above the natural grade of the lot at the lot line adjacent to such fence may be constructed within a required front yard if the front yard is adjacent to a four-lane, esplanade, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front line, and the fence is an 80 percent fence. Applicants: John Brian Lovely and Scott Sampson. Property address: 11406 Memorial Drive, Houston, Texas 77024. **Variance Request No. 2:** The applicant has an existing front yard fence, made with iron and brick, the fence is currently 6 ft tall. The applicant would like to remodel and redo the fence to allow for a solid 6ft solid wall. The fence would remain in its current location. The new fence would be at a 6ft maximum height. Fence is currently located in the front yard.
- 5.) ADJOURNMENT:**

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary at 713-782-0271 in advance of the meeting. Reasonable accommodation will be provided to assist with your participation in the meeting. The City Offices are wheelchair accessible from the front entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided in the Council Chambers.

I, Annette R. Arriaga, Development Services Director for the City of Piney Point Village, do hereby certify that the above notice of meeting of the City of Piney Point Village City Council was posted in a place convenient to the general public in Compliance with Chapter 551, Texas Government Code, on Friday, January 2nd at 12:00 o'clock a.m. /p.m. 2026.


Ms. Annette R. Arriaga/Building Services Director